



Comparative Market Analysis

Contact Details

Email: sales@forsaleforlease.com.au

Property Details

22 SHELLEY ST, RICHMOND, VIC, 3121

Lot: n/a

DP/SP:

Area(m2): 133

Dwelling: House

Street rating: 5 out of 10



2



1



1

The Residex Price Estimate is \$746,600

Residex Price Estimate

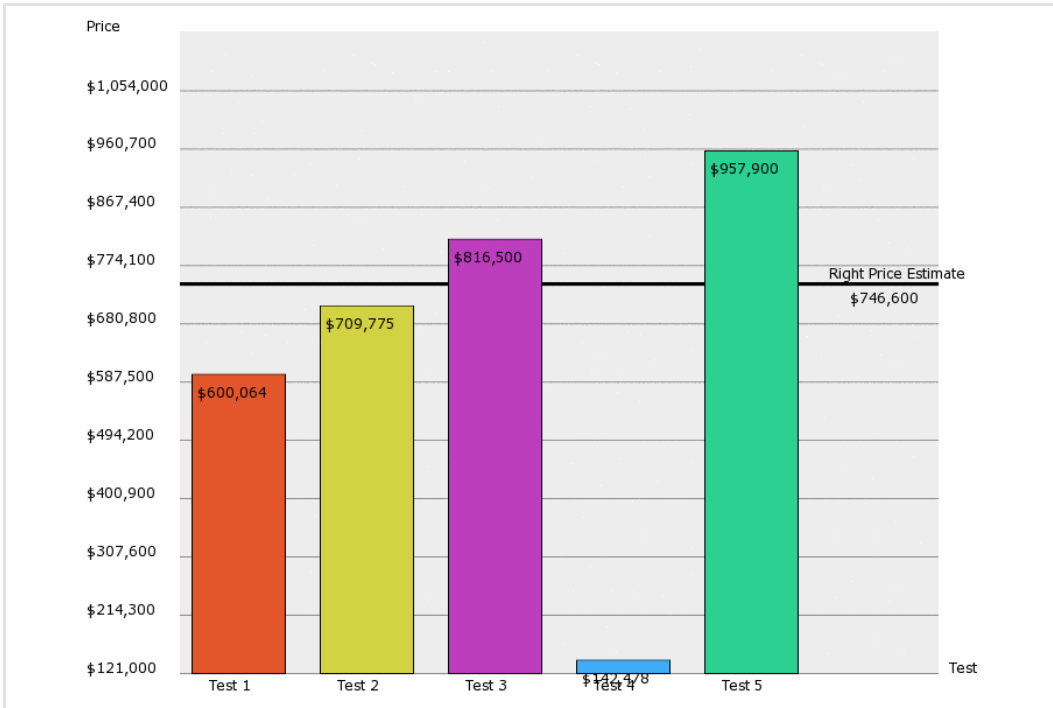
Residex has determined a Price Estimate for this property of \$746,600. This estimate is derived from the results of various tests. The 5 main tests used look at 1) comparable sales, 2) how this property compares to others in the street, 3) the median value for the suburb, 4) the land area and 5) the upgraded sale price.

The information below shows the results of each of these tests:

	Description	Test Value
Test 1 Comparable Sales	Value based on sales in the local area of properties which have comparable attributes.	\$600,100
Test 2 Street Rating	The price based on comparative street rating.	\$709,800
Test 3 Median Value	The price based on the median value of properties in the immediate area.	\$816,500
Test 4 Area m2	The price based on dwelling values per sq metre of land (note this does not apply for units and only applies when we have the land area for the property).	\$142,500
Test 5 Upgraded Sale Price	The price based on capital growth in the suburb and the property's last sale price.	\$957,900

Test Summary

The graph below shows the results of each of the above tests in a visual format. The horizontal line illustrates the Residex (Right) Price Estimate and its alignment to the different test values.



Sales History for 22 SHELLEY ST, RICHMOND

Sale Date	Sale Price	Vacant Land	Data Validity
Q1 1975	-	N	C

Street Rating Information for SHELLEY ST

Street Rating	Value
10	> \$ 986,000
9	\$ 841,000
8	\$ 808,000
7	\$ 755,000
6	\$ 733,000
5	\$ 710,000
4	\$ 703,000
3	\$ 685,000
2	\$ 637,000
1	\$ 551,000
0	< \$ 509,000

The table on the left shows the range of values for the street and their associated rating.

This property has been rated as a 5 out of 10 when compared to other properties in the street.

This rating has been established by considering the following factors:

- # The number of bedrooms
- # The floor area of the property
- # The size of the land
- # The condition and appearance of the property
- # The age of the property
- # The outlook and views of the property

The rating is highly relevant in determining the Residex Price Estimate for this property as it allows up to date analysis of the condition and unique features of the property.

If you feel the rating for this property is too high or too low, please contact and ask them to produce the report with your updated rating.

Current Medians (Houses)

Median Values (End of Last Quarter)

Area	Amount
MELBOURNE	\$ 547,500
RICHMOND, 3121	\$816,500

Median Rent (End of Last Quarter)

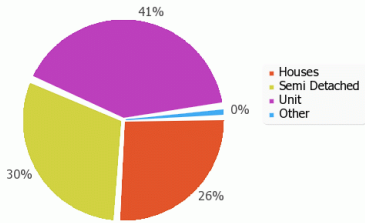
Area	Amount	Yield
MELBOURNE	\$370	3.5%
RICHMOND, 3121	\$515	3.5%

Capital Growth

Area	3yrs Ago	2yrs Ago	1yr Ago
MELBOURNE	19.9%	0.3%	16.3%
RICHMOND, 3121	22.1%	-2.6%	12.1%

Demographics for RICHMOND

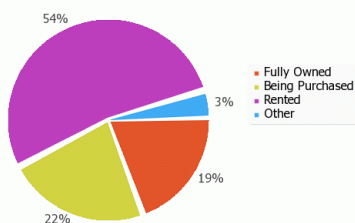
Dwelling Type - RICHMOND 3121



Houses	2522	27%
Semi Detached	2909	31%
Unit	3950	42%
Other	70	1%
Total Dwellings	9451	100%

Created by Residex using data provided by the ABS.

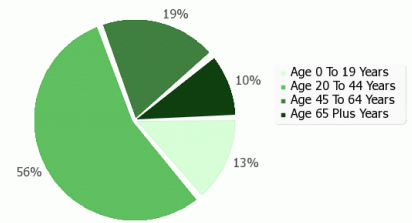
Home Ownership - RICHMOND 3121



Fully Owned	1857	20%
Being Purchased	2145	23%
Rented	5114	54%
Other	342	4%
Total Dwellings	9458	100%

Created by Residex using data provided by the ABS.

Age Range - RICHMOND 3121

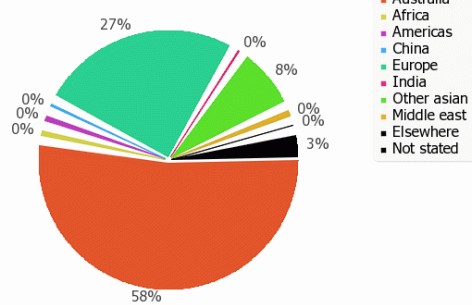


Age 0 To 19 Years	3146	14%
Age 20 To 44 Years	12771	57%
Age 45 To 64 Years	4298	19%
Age 65 Plus Years	2261	10%
Total	22477	100%

People per Household
 One 3130
 Two To Three 5130
 Four Or More 1183

Created by Residex using data provided by the ABS.

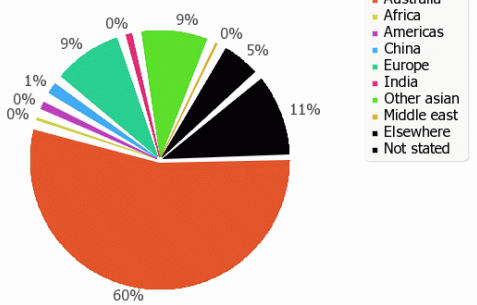
Birthplace (1981) - RICHMOND 3121



Australia	13609	61%
Africa	85	0%
Americas	215	1%
China	372	2%
Europe	2116	9%
India	209	1%
Other asian	2046	9%
Middle east	65	0%
Pacific IInds	26	0%
Elsewhere	1187	5%
Not stated	2551	11%
Total	22481	100%

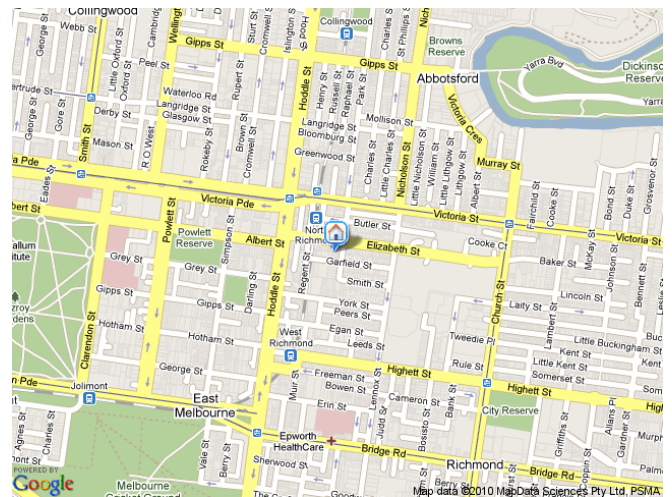
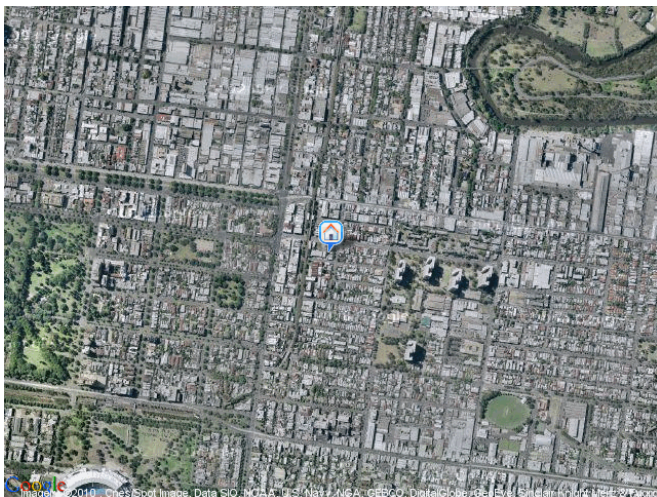
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Birthplace (2006) - RICHMOND 3121



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Location of RICHMOND



Recent Comparable Sales

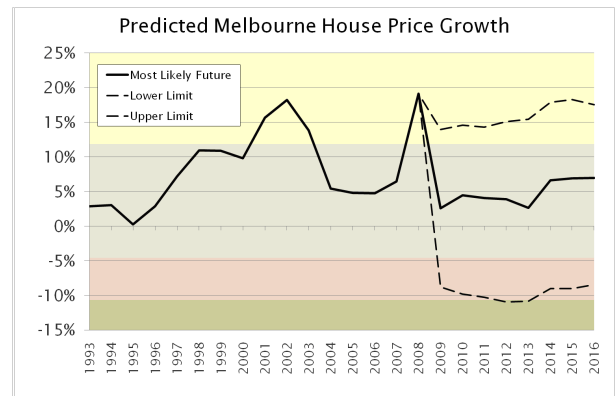
Dist.	Address	Beds	Area m2	Sale Price	Transfer Date	Upgraded Sale Price	Data Validity
0.04	33 Shelley St, Richmond	2	138	\$485,000	21/05/2008	\$514,800	C
0.18	78 Victoria St, Richmond	-	136	-	Q4 2008	\$1,079,300	C
0.19	88 Victoria St, Richmond	-	138	-	Q2 2009	\$860,400	C
0.2	58 Butler St, Richmond	2	132	-	Q4 2009	\$566,800	C
0.26	30 Wrede Pl, Richmond	2	144	-	Q2 2009	\$999,100	C
0.27	10 James St, Abbotsford	2	137	\$472,850	15/09/2008	\$518,700	C
0.29	1195 Hoddle St, East Melbourne	2	133	\$681,000	31/10/2009	\$690,100	C
0.33	5 Hoddle St, East Melbourne	-	138	-	Q2 2009	\$742,400	C
0.35	347 Victoria St, Abbotsford	-	142	-	Q2 2009	\$1,756,700	C
0.36	6 Darling St, East Melbourne	2	141	\$917,500	02/02/2010	\$922,400	UR
0.38	102 Lennox St, Richmond	2	145	\$500,000	15/11/2008	\$543,500	C
0.39	14 Little Nicholson St, Abbotsford	2	141	\$575,000	12/07/2008	\$632,900	C
0.4	49 Park St, Abbotsford	2	147	\$722,000	19/10/2009	\$757,100	C
0.4	108 Lennox St, Richmond	2	143	\$515,000	10/12/2008	\$567,300	C
0.42	21 Hoddle St, Collingwood	2	141	-	Q2 2008	\$4,658,700	C
0.44	2a Jika Pl, Richmond	-	130	-	Q4 2009	\$889,600	C
0.46	80 Albert St, East Melbourne	2	140	\$865,000	09/09/2009	\$880,700	C
0.48	143 Lennox St, Richmond	2	134	\$508,000	08/12/2008	\$558,800	C
0.49	92 Highett St, Richmond	2	141	\$600,000	28/08/2009	\$646,000	C
0.52	2a Ellis St, Richmond	2	132	\$930,000	18/07/2008	\$984,700	C
0.53	32 Bowen St, Richmond	2	135	\$595,000	06/09/2008	\$634,800	C
0.54	10 Mollison St, Abbotsford	2	141	\$748,500	04/02/2010	\$754,900	UR
0.54	1 Cameron St, Richmond	2	140	\$755,000	09/02/2010	\$763,800	UR
0.6	34 Lithgow St, Abbotsford	2	120	\$450,500	23/05/2009	\$502,200	C
0.6	268 Victoria St, Richmond	-	129	-	Q4 2008	\$436,200	C
0.61	16 Cameron St, Richmond	2	-	-	Q2 2009	\$375,400	C
0.65	8 Rule St, Richmond	2	125	\$599,000	21/12/2009	\$619,000	UR
0.65	101 Charles St, Abbotsford	2	133	\$541,000	29/06/2009	\$597,900	C
0.67	46 Henry St, Abbotsford	2	131	-	Q2 2009	\$589,100	C
0.67	80 Rokeby St, Collingwood	-	-	-	Q4 2008	\$2,086,700	C
0.77	101a Park St, Abbotsford	2	121	\$570,000	29/06/2009	\$630,000	C
0.79	1 Cooke St, Abbotsford	2	143	\$575,000	14/11/2009	\$595,700	UR
0.81	25 Cooke St, Abbotsford	2	128	\$687,500	05/12/2009	\$704,700	C
0.81	47 Baker St, Richmond	2	136	-	Q4 2009	\$630,700	C
0.83	20 Cooke St, Abbotsford	2	133	\$502,500	07/09/2008	\$552,200	C
0.84	32 Cooke St, Abbotsford	2	127	\$643,000	17/03/2008	\$703,200	C
0.84	36k Kent St, Richmond	2	-	-	Q1 2008	\$271,800	C
0.85	54 Lincoln St, Richmond	2	126	\$551,500	04/09/2008	\$588,000	C
0.87	3 Strode St, Richmond	2	130	\$877,500	30/06/2008	\$927,300	C
0.89	61a Laity St, Richmond	2	135	\$586,000	04/04/2009	\$656,200	C
0.9	226 Bridge Rd, Richmond	-	147	-	-	\$100,700	UR
0.92	8 Vale St, East Melbourne	2	140	-	Q2 2009	\$688,700	C
0.93	105 Wellington St, Collingwood	-	141	-	Q1 2010	\$2,998,300	C
0.96	24 Campbell St, Collingwood	2	121	\$635,000	27/02/2010	\$635,200	UR
0.97	28 Campbell St, Collingwood	2	141	\$495,000	05/05/2008	\$545,000	C
0.99	31 Campbell St, Collingwood	2	136	\$600,000	01/08/2009	\$646,400	C
0.99	193 Vere St, Abbotsford	2	125	\$604,500	02/05/2009	\$676,800	C
1	57 Rowena Pde, Richmond	2	141	\$864,500	19/12/2009	\$894,900	UR
1.01	37 Campbell St, Collingwood	2	143	\$660,000	05/09/2009	\$701,700	C
1.03	24 Dight St, Collingwood	2	143	\$592,500	07/12/2009	\$613,400	UR
1.05	29 Yarra St, Abbotsford	2	133	\$531,000	29/06/2009	\$586,900	C
1.05	51 Campbell St, Collingwood	2	146	\$392,000	15/01/2009	\$430,700	C
1.07	1 Loughnan St, Richmond	2	120	\$690,000	07/04/2008	\$743,500	C
1.09	84 Yarra St, Abbotsford	2	119	\$660,000	08/09/2008	\$725,100	C
1.17	153 Yarra St, Abbotsford	2	136	\$555,000	07/04/2008	\$599,900	C
1.21	15 Mary St, Richmond	2	145	\$642,500	30/08/2008	\$684,000	C

Predicted Future of Key Economic Factors

Capital Growth

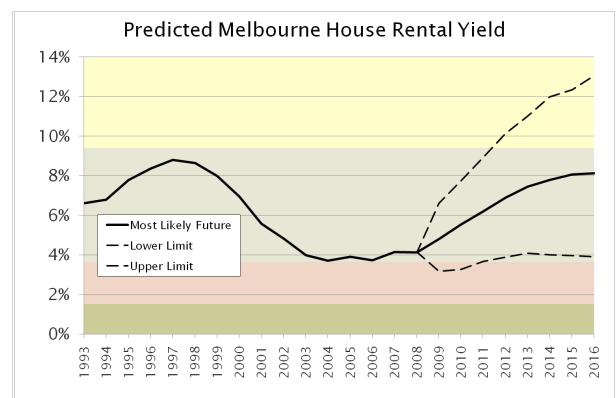
Area	Next 5 Years	Next 8 Years
MELBOURNE	4% p.a.	6% p.a.
RICHMOND	11% p.a.	11% p.a.

The graph opposite shows the predicted capital growth for MELBOURNE.



Rental Returns MELBOURNE

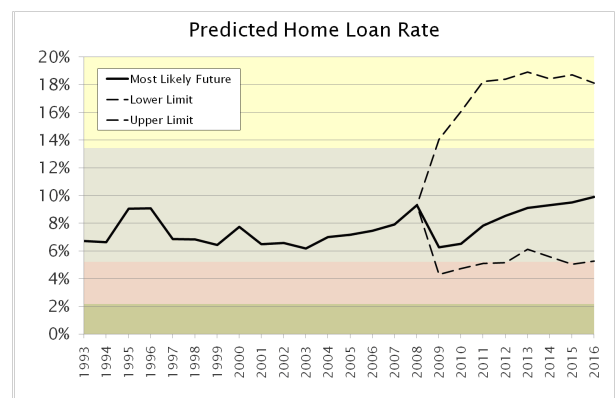
The graph opposite shows the predicted rental yield for MELBOURNE.



Home Loan Rate

Area	Next 5 Years	Next 8 Years
MELBOURNE	6% p.a.	7% p.a.

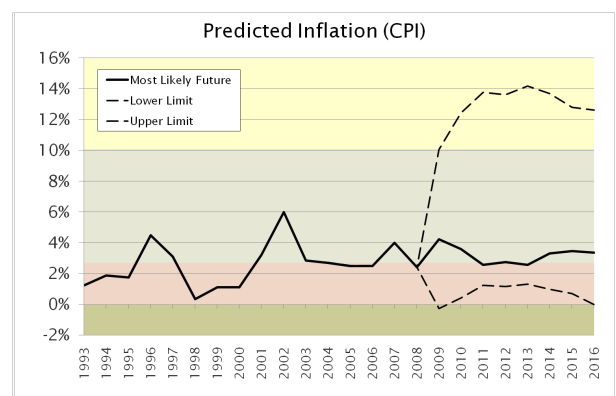
The graph opposite shows the predicted home loan rate for MELBOURNE.



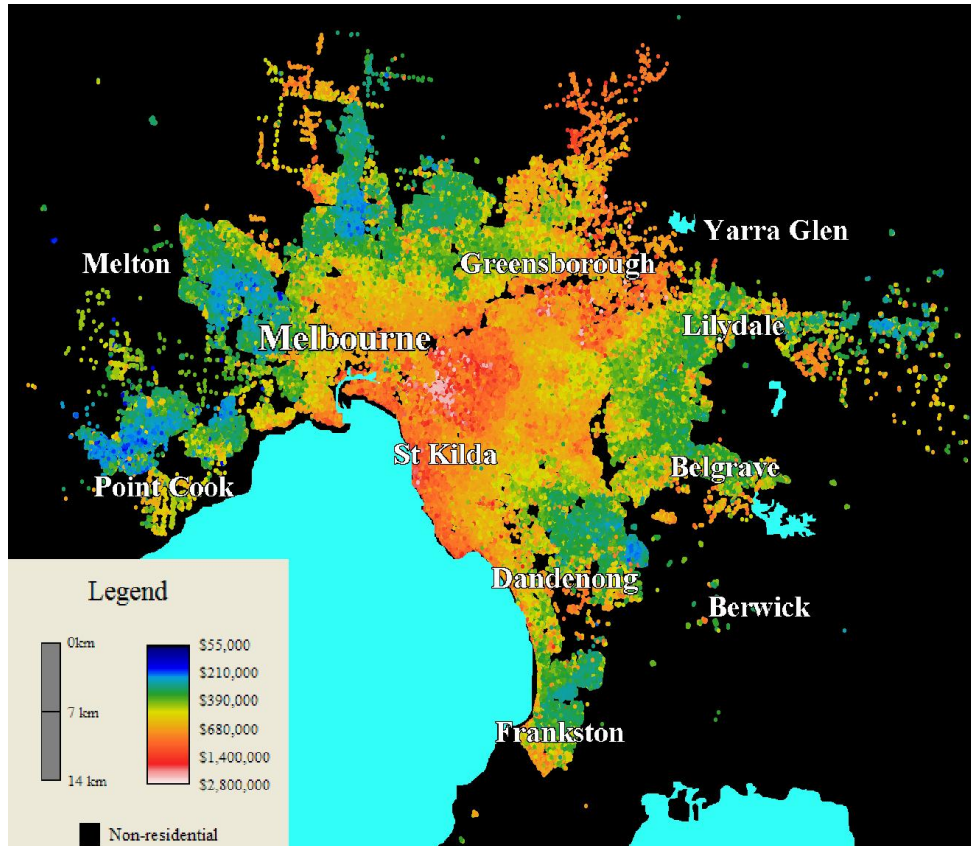
Inflation Rate (CPI)

Area	Next 5 Years	Next 8 Years
MELBOURNE	3% p.a.	3% p.a.

The graph opposite shows the predicted inflation rate for MELBOURNE.



Median Values Across the Metropolitan Region



Other Reports to Help with Your Decision Making



LOOKING FOR THE BEST GROWTH AREAS?

Residex uses the most up-to-date and accurate statistical growth prediction methods available to produce Top 100 reports which reduces Australia's 10,000 plus suburbs to those we predict will be amongst the highest capital growth performers over the next 8 years.



WHERE TO BUY? WHEN TO SELL? HOW MUCH TO PAY?

The Residex Reports detail key data such as typical (median) values, number of sales, capital growth and rental returns for every suburb in the state of your choice. Complete with Residex's expert advice on how to get the most out of this data, this report is the most thorough and up-to-date analysis available of the property market in your state.



NOT SURE WHERE TO INVEST?

Look in Residex's Best Rent Report and you'll find the top 100 Australian suburbs and towns for rental yield and predicted capital growth. Residex's researchers and statisticians have analysed 10,000 plus suburbs around Australia to locate the 100 best areas for astute investors.

To find out more about these reports, contact on 1300 716 004 or email sales@forsaleforlease.com.au

Company Details

Company Name	For sale For Lease
ABN	
Address	16/456 St Kilda Road , Melbourne, VIC, 3004
Contact Name	
Phone	1300 716 004
Fax	
Mobile	
eMail	sales@forsaleforlease.com.au
Web	www.forsaleforlease.com.au

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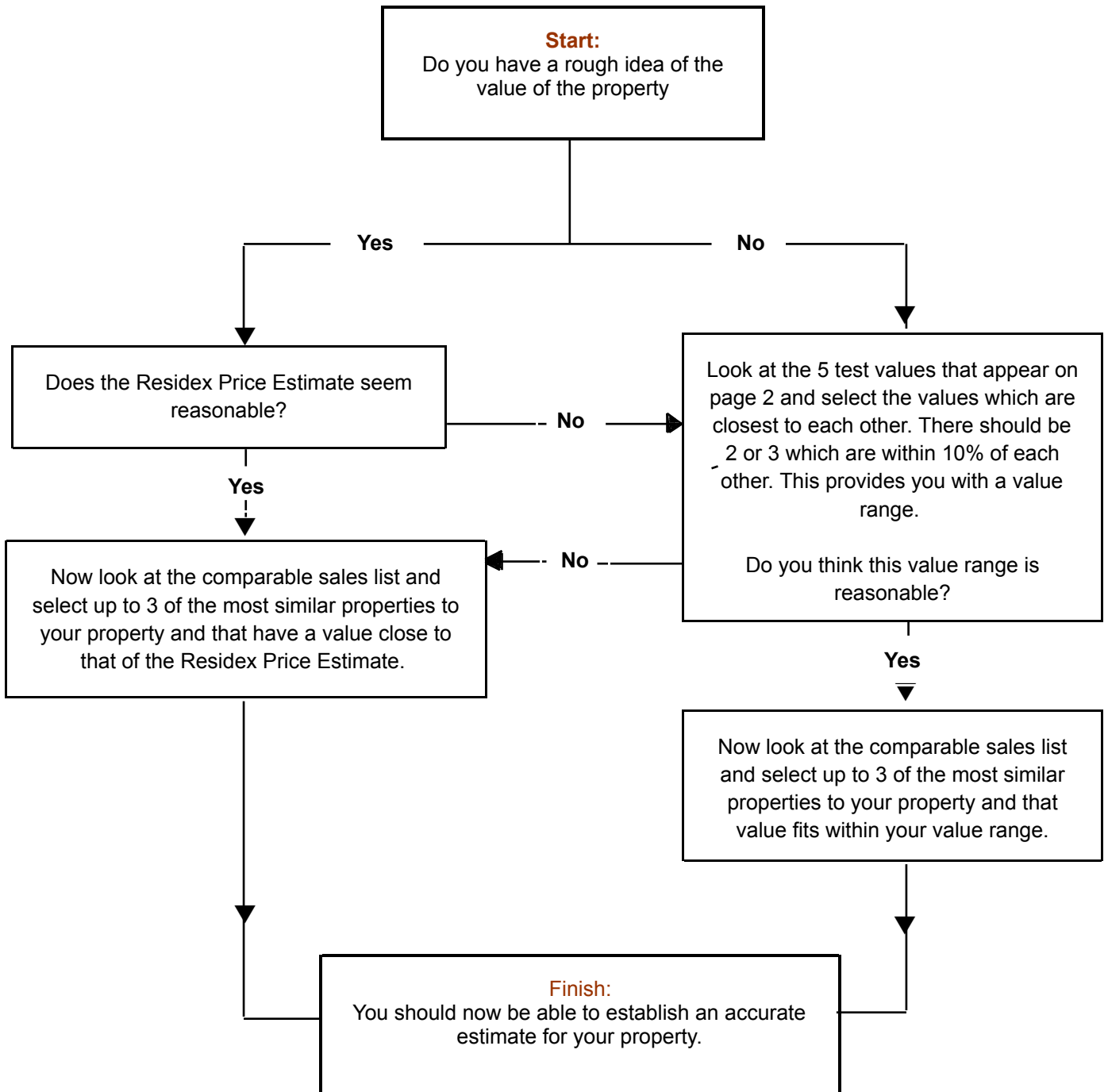
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Contact For Sale For Lease now on 1300 622 300 to find out more.

What if I don't agree with the Residex Price Estimate?

Residex has a high level of accuracy with its Residex Price Estimate. In fact, **the Residex Price Estimate will in more than 90% of instances be within 10% of the final selling price** if correct data has been provided.

If you think the Residex Price Estimate is too high or too low, we recommend you use the guide below to walk you through the valuation process and establish your own highly accurate price estimate.



If you are still having difficulties in obtaining a price estimate or you have any queries regarding the estimate you have established using this help, please contact one of Residex's helpful advisors by emailing info@residex.com.au.

Definitions of Terms

Comparable Sales - These are sales which have occurred in the area within the last 2 years which are deemed to have similar attributes to the property of interest.

Street Rating - This is a rating given to a property as to how it compares to other properties in the street. The rating is from 0 to 10 (with 0 being the worst quality property on that street and 10 being the best). For further details regarding the rating, see page 3 - Street Rating Information for SHELLEY ST.

Median - The median is the mid point of a set of numbers.

Upgraded Sale Price - This is a figure which takes the previous sale price and then adds the capital growth which has occurred since that sale.

Data Validity -

C = Confirmed means this sale record has been received from government.

U = UnConfirmed means we have received this sale from the government however the address for which it has been registered does not match any address we have in our system at the time of the last update from Australia Post.

UA = UnConfirmed Agent means this sale information has collected from a real estate agent however Residex has not as of yet received a government record to confirm its validity.

UR = UnConfirmed Record means this sales record has been collected from another source however Residex has not received a government record to confirm its validity.

Rental Yield - The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value.

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